



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

603 424-3531

Fax 603 424-1408

www.merrimacknh.gov

RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, NOVEMBER 10, 2020

Planning Board members present: Robert Best, Alastair Millns, Neil Anketell, Paul McLaughlin, Bill Boyd (Town Council Ex-Officio) and Alternate Nelson Disco.

Planning Board members absent: Lynn Christensen

Staff present: Robert Price, Planning & Zoning Administrator

1. Call to Order

Robert Best called the virtual meeting to order at 7:05 p.m. and read the procedures & processes for the virtual meeting. He appointed Nelson Disco to vote for Lynn Christensen.

2. Planning & Zoning Administrator's Report

The Board voted 6-0-0 by roll call vote to determine that the Ultimate Bimmer and As Life Goes On site plans are not of regional impact, on a motion made by Bill Boyd and seconded by Nelson Disco.

- 3. Granger Revocable Trust (applicant/owner)** - Continued review for acceptance and consideration of final approval for a two lot subdivision. The parcel is located at 225 Naticook Road in the R-4 (Residential, by soils) District, Aquifer Conservation, and Wellhead Protection Areas. Tax Map 2B, Lot 034. Case # PB2020-11. **This item is continued from the June 16, July 21, August 18, September 15, and October 20, 2020 Planning Board meetings.**

At the applicant's request, the Board voted 6-0-0 by roll call vote to continue this item to a date uncertain with abutter re-notification required at the applicant's expense when they are ready to return to the Planning Board, on a motion made by Alastair Millns and seconded by Nelson Disco.

- 4. John Flatley Company (applicant/owner)** - Continued review for acceptance and consideration of a Site Plan to construct 100,000 square feet of research & development/warehouse in 3 proposed buildings and associated site improvements, per the requirements of the Flatley Mixed Use Conditional Use Permit. The parcel is located at 685 Daniel Webster Highway in the I-1 (Industrial) district and the Aquifer Conservation and Wellhead Protection Areas. Tax Map 6E, Lot 003-04. Case #PB2020-19. **This item is continued from the September 1, October 6, and October 20, 2020 Planning Board meetings.**

Chair Robert Best Recused himself from Item 4. Alastair Millns assumed the Chair.

Applicant was represented by: Chad Branon, Fieldstone Land Consultants & Kevin Walker, John Flatley Company.

The Board voted 3-2-0 by roll call vote to accept the application for review, on a motion made by Nelson Disco and seconded by Bill Boyd. Paul McLaughlin and Neil Anketell voted in opposition.

Public Comment was received from: Katharine Hodge, 44 Belmont Drive; Donald Provencher, 6 Wasserman Heights; Ashley Tenhave, 75 Shelburne Road; Katie Poirier, 11 Kimberly Drive Unit 21; and Marguerite Hembree, 40 Shelburne Road.

The Board voted 5-0-0 by roll call vote to continue this item to December 1, 2020, on a motion made by Bill Boyd and seconded by Nelson Disco.

Robert Best resumed as Chair.

5. **Corey Knight (applicant) and Sanco Realty Trust (owner)** - Review for acceptance and consideration of a Site Plan to construct an automobile dealership and repair facility. The parcel is located at 106 Herrick Street in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 3D-2, Lot 021. Case #PB2020-26

Applicant was represented by: Jeff Kevan, TF Moran, Inc., and Corey Knight, Ultimate Bimmer Services.

The Board voted 6-0-0 by roll call vote to accept the application for review, on a motion made by Bill Boyd and seconded by Neil Anketell.

There was no public comment.

Paul McLaughlin left the meeting at 9:47 p.m.

The Board voted 5-0-0 by roll call vote to continue this item to December 15, 2020, on a motion made by Bill Boyd and seconded by Nelson Disco.

6. **As Life Goes On, LLC (applicant) and Phyllis and Laura Benson (owners)** - Review for acceptance and consideration of a Site Plan to convert an existing building (currently vacant, most recently a former personal service use) to a 24 bed assisted living facility. The parcel is located at 585 Daniel Webster Highway in the C-1 (Limited Commercial) and R-4 (Residential), Aquifer Conservation, and Elderly Housing Overlay Districts. Tax Map 6D-1, Lot 046. Case #PB2020-27

At the applicant's request, the Board voted 5-0-0 by roll call vote to continue this item to December 1, 2020, on a motion made by Bill Boyd and seconded by Neil Anketell.

7. **Discussion/possible action regarding other items of concern**

Discussion only.

8. **Approval of Minutes — October 20, 2020**

The Board voted 5-0-0 by roll call vote to approve the minutes of October 20, as drafted, on a motion made by Bill Boyd and seconded by Nelson Disco.

9. Adjourn

The Board voted 5-0-0 by roll call vote to adjourn at 10:41 p.m., on a motion made by Bill Boyd and seconded by Nelson Disco.